

Attachment A
Discussion

PLN110031

This page intentionally left blank.

ATTACHMENT A
DISCUSSION

Project Site and Proposed Action

The subject parcels are located adjacent to and northeast of River Road, approximately 6.5 miles due southeast from the River Road intersection at Highway 68. The properties consist almost exclusively of row crop production areas with (a) small cluster of agricultural support structures on the area of existing "Lot 1" to be converted to proposed "Lot C." The Salinas River bisects the existing "Lot 1"/proposed "Lot A". (See ATTACHMENT D)

Table 1. Redistribution of Acreage (Approximate)

	EXISTING ACREAGE	PROPOSED ACREAGE	NET ADJUSTMENT
EXISTING/PROPOSED LOT "1/A"	335.16	306.73	- 28.43
EXISTING/PROPOSED LOT "2/B"	2.31	18.01	+15.7
EXISTING/PROPOSED LOT "3/C"	1.58	14.31	+12.73

Under the present lot configuration, existing Lot "1" is provided with direct vehicular access to River Road as well as access from the terminus of Somavia Road which connects with Highway 101 and does not connect through to River Road because of its proximity to the Salinas River. Existing Lots "2" and "3" are accessible by a farm road which branches off of Somavia Road. Under the proposed Lot Line Adjustment, all three (3) reconfigured Lots would have direct frontage and access to River Road. Only reconfigured Lot "A" would still be accessible from Somavia Road.

The Lot Line Adjustment proposes two (2) subject parcels which would not conform to the 40-acre minimum parcel size according to the current overlying zoning designation (F/40) and General Plan designation (Farmlands 40-160 Ac Min). The proposed Lot Line Adjustment will, however, produce superior parcel configurations for the purpose of access and ongoing agricultural activities. The Adjustment would also reduce the degree of non-conformity of the two (2) parcels by adjusting their acreage from 2.31 and 1.58 acres to 18.01 and 14.31 acres, respectively.

Environmental Review

The proposed Lot Line Adjustment is categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15305(a) which exempts minor Lot Line Adjustments.

Findings (Lot Line Adjustment under Williamson Act)

The Lot Line Adjustment is subject to Government Code Section 51257 which requires specific findings for Lot Line Adjustments of property under Williamson Act Contract. These findings are listed below and further discussed in **Attachment B**, Findings 10 through 16. In order to facilitate a Lot Line Adjustment of property under Williamson Act Contract, Government Code Section 51257 requires that the Board must find all of the following (California Government Code Sections 51257(a)(1) – 51257(a)(7)):

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a Lot Line Adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the Lot Line Adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
- (5) The Lot Line Adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
- (6) The Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use.
- (7) The Lot Line Adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The materials and information presented in PLN110031 support staff's recommendation to approve the proposed Lot Line Adjustment. No net decrease in the amount of acreage under Contract will result from the proposed adjustment. 100% of the land under the former Contract will be retained under the new or amended Contracts. There will be no change in the agricultural operations currently on the properties; therefore, the new or amended Contracts will not compromise the long-term agricultural productivity of the lots. The proposed Lot Line Adjustment is not likely to result in the removal of adjacent land for agricultural use as no changes in use are anticipated as a result of the Lot Line Adjustment. No additional developable parcels or lots will be created as a result of the newly reconfigured lots. The reconfigured lots will remain under the County Williamson Act Program through a new or amended Farmland Security Zone Contract or Contracts through, at minimum, the year 2034.